



**LUKE DALINDA**  
SALES REPRESENTATIVE



**DAIVA DALINDA**  
BROKER

# THE DALINDA REPORT



**APRIL 2006**

**The Dalinda Report is a Monthly Review of Current Real Estate Market Trends**

## Spring heats up! A new website is launched! This is the real estate market's most active time of the year.\*

TORONTO – Tuesday, April 11, 2006.

The month of March had proved strong for Toronto's real estate resale market, which had resulted in continued record setting sales, as the Toronto Real Estate Board had reported 8,707 sales of single-family dwellings in March 2006.

Total sales were up 10% from the 7,904 sales that had been recorded in March 2005 and total sales had increased 28% from the 6,756 sales that were recorded in February 2006. The total sales that had been recorded in March 2006 had marked the second best total for the month ever.

Toronto Real Estate Board President, John Meehan, had said on April 5, 2006, "Year to date (to March 31, 2006) we had seen 19,831 sales, which was the best first quarter result since statistics have been kept."

The average price in March 2006 had decreased very slightly to \$353,134 from \$353,928 in February 2006. The March 2006 average price had increased 7% over the March 2005 average price of \$330,545. The median, the point at which there are an equal number of sales above and below, had risen to \$301,000 from \$298,000 in February 2006. The year to date cumulative average price had been \$348,611, while the 2005 year-end cumulative average price had totaled \$335,907.

The number of active listings in March 2006 had increased by approximately 14% to 22,765 from 19,992 in February 2006 and had increased 4% from 21,840 in March 2005.

The Toronto Real Estate Board's 8,707 single-family dwelling sales, which had been reported throughout the Toronto area in March 2006, had totaled \$3,074,733,681 and had averaged \$353,134. The 28 west districts had totaled 3,281 sales (8,707 in total) and had averaged \$334,274. The year-end average price for Toronto's West Districts for 2005 had totaled \$313,402.

Home sales of detached houses in the W08 west district, which geographically represents north of Bloor Street West, south of Eglinton Avenue, east of the Etobicoke Creek, and west of the Humber River, had increased to 87 sales in March 2006 from 55 sales in February 2006. The average detached home price in this district had totaled \$697,056 in March 2006, which had decreased 24% from \$924,543 in February 2006, while the median price had equaled \$625,000, which

had been down from \$671,000 in February 2006. The difference in average price between February and March 2006 had only resulted from more sales of higher priced properties having been recorded in February than in March.

Home sales of detached houses in the W01 west district, which geographically represents north of Lake Ontario, south of Bloor Street West, east of the Humber River, and west of the Dufferin Street, had increased to 28 sales in March 2006 from 20 sales in February 2006. The average detached home price in this district had totaled \$626,958 in March 2006, which had decreased by approximately 9.5% from \$693,124 in February 2006, while the median price had equaled \$556,550, which had been down from \$651,550 in February 2006.

### What the experts had said.

According to a Royal LePage report that had been published last week, Canadians had purchased more homes than normal during the first quarter because of the warmer than usual weather that had been experienced during this time.

Phil Soper, chief executive of Royal LePage Real Estate Services, had said, "(During the first quarter) The majority of the country's housing markets were experiencing solid but more modest growth, a trend that is expected to characterize the rest of 2006. However, while the rate of price appreciation had begun to slow, there had been no corresponding decrease in the number of homes changing hands. In fact, a strong labor market and still attractive interest rates will ensure that demand for housing continues to be high, sustaining healthy market growth for some time."

According to Royal LePage, during the first quarter house prices had risen by 3.4% in Montreal, 2.9% in Charlottetown, 1.9% in Ottawa, 6.5% in Toronto, 31.2% in Calgary, 22% in Edmonton and 16.9% in Vancouver.

Merrill Lynch had also published a report last week that had indicated that actual prices, ending the first quarter of 2006, in Toronto had only risen an aggregate 32% since 1990, and that current prices were still lower in inflation-adjusted terms than the prices had been 15 years ago. Meanwhile, ending the first quarter of 2006, household incomes had risen 43% and 5-year mortgages were barely half of what they had been. Barring any unforeseen rate spikes, it is predicted that house prices should increase an annualized 4.2% on average through 2010.

had been down from \$671,000 in February 2006. The difference in

The traditional and most active time of the year has begun. A continuation of the active seller's market is expected.

### Brand Extension:

We have just launched our new Toronto's Best Homes initiative, which is a marketing platform that provides specialized residential real estate services for home buyers and sellers in the Toronto West

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\* This report article has been written by Luke Dalinda. All statistics have been provided by the Toronto Real Estate Board and the Dalinda Report. TM and © the Dalinda Report. All rights reserved. The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy but regrettably it cannot be guaranteed.

This is not intended to solicit clients that are under contract with a broker. This report is sent out monthly. For regular delivery, send an email with request to [dalinda@DalindaTeam.com](mailto:dalinda@DalindaTeam.com). Please indicate print or electronic format preference. We respect your privacy. Your information will be kept under strict confidence and will only be used for having our report sent to you.



### JUST LISTED FOR SALE!

*This is a magnificent 3-storey Tudor in a prime Kingsway location. Features include 4-bedrooms, a newly renovated master ensuite, plus a main floor family room addition. This perfect family home is walking distance to Lambton-Kingsway school, Kingsway shops and subway. Call Daiva Dalinda today to tour. 416.236.1871 [ddalinda@DalindaTeam.com](mailto:ddalinda@DalindaTeam.com)*

*Photos and floor plan are at [www.TorontosBestHomes.com](http://www.TorontosBestHomes.com) or [www.DalindaTeam.com](http://www.DalindaTeam.com)*



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area. **Think about it!** Condominium buyers who want to upsize to a home and Empty Nesters who want to downsize to a condo, now have a complete information resource and connection that is powered by realtors who provide expert solutions that achieve your goals and get the deal done.

Our strategic marketing initiatives and our many years of experience are essential for securing you the best price, as quickly as possible and with the least inconvenience to you, while having you kept fully informed of market conditions and prospect feedback throughout the process ©, our promise to you.

We invite you to visit:  
[www.TorontosBestHomes.com](http://www.TorontosBestHomes.com) AND [www.TorontosBestCondos.com](http://www.TorontosBestCondos.com)  
Sign up for our Newsletter for regular delivery!



## KINGSWAY - First Quarter 2006 18 Sales

		Current AVG Price
2 ½ Storey	5 Bedroom	\$1,400,000
2 Storey	4 Bedroom	\$1,400,000
2 Storey	3 Bedroom	\$650,000 to \$1,300,000
1 ½ Storey	2 Bedroom	\$768,000
Sidesplit	3 Bedroom	\$639,000
Bungalow	2 Bedroom	\$530,000
Townhouse	3 Bedroom	\$570,000

## NORTH DRIVE/VALECREST ESTATES - First Quarter 2006 6 Sales

		Current AVG Price
2 Storey	4 Bedroom (Ravine)	\$3,300,000
2 Storey	4 Bedroom	\$882,500
Bungalow (raised)	3 Bedroom	\$777,000

## RIVERSIDE DRIVE/SOUTH KINGSWAY - First Quarter 2006 9 Sales

		Current AVG Price
3 Storey	5 Bedroom	\$1,275,000
2 ½ Storey	4 Bedroom	\$1,090,000
2 Storey	4 Bedroom	\$863,000

		Current AVG Price
2 Storey	3 Bedroom	\$805,000
1 ½ Storey	3 Bedroom	\$562,000
Bungalow (raised)	3 Bedroom	\$1,200,000

## PROFILES

The TORONTO'S BEST HOMES AND CONDOS initiative is a marketing platform that provides specialized residential real estate services for buyers and sellers in Toronto West and Humber Bay Shores, which are provided by Daiva Dalinda, Broker, and Luke Dalinda, Sales Representative, of Royal LePage Real Estate Services Ltd., Brokerage, for clients that are listed and/or mandated by agreement. [www.TorontosBestHomes.com](http://www.TorontosBestHomes.com) [www.TorontosBestCondos.com](http://www.TorontosBestCondos.com)

The Dalinda Report is a monthly review of current real estate market trends that has provided clients with solid market and financial analysis to help clients make the most informed real estate decisions since 1997.  
Profiles of a mother and son team follow.

### DAIVA DALINDA *Over 27-years of excellence working for you in solving your needs...*

- Daiva Dalinda, Broker, B.A., has been a real estate professional for over 27 years, specializing in carriage trade properties and waterfront condominiums.
- Daiva has always been a resident in the community that she services. • Director's Platinum Award • President's Gold Award • The Award of Excellence

### LUKE DALINDA *PROVEN salesman for 9 years with Residential and Commercial real estate expertise...*

Luke Dalinda has been registered as a real estate sales representative with the Real Estate Council of Ontario (RECO) and as a member of the Toronto Real Estate Board (TREB) since 1997. • Luke Dalinda has always resided in the community that he services. Luke Dalinda has made significant contributions to charities, including The Princess Margaret Hospital Foundation and The Make-A-Wish Foundation. • In 1998 and 1999, Luke Dalinda had worked exclusively in the emerging Humber Bay Shores condominium market, and, for his efforts, he had been recognized as the number one top listing and selling resident sales representative at Palace Place, 1 Palace Pier Court, and this achievement had been reported by the listings and sales data from TREB. • From 2002 to 2004, with a major commercial real estate brokerage, Luke Dalinda had spent two years working exclusively in the media, entertainment, and communications industries, and, for his efforts, he had been recognized as a Rookie of the Year (Downtown Toronto office). Following this, Luke Dalinda had founded the Media, Entertainment, and Communications practice group of Royal LePage Commercial Inc. In total and in just three years, Luke Dalinda had listed, mandated, or leased over a record 435,270 square feet. Luke Dalinda has worked, and continues to work, with some of the biggest names in media, entertainment, and communications. • Landmark Transaction (Toronto's first over-the-air TV license in over 30 years!) In 2003, Luke Dalinda had played an instrumental role in the launch of Toronto 1 TV, a \$35-million service, by having represented Craig Media in securing the site for Toronto 1 at 25 Ontario Street, 30,341 square feet, and by having provided other helpful services (now Sun TV). • Recognized Marketing Background. Luke Dalinda has previously worked as a producer and writer for major film, TV, and music companies, for which his accomplishments have received industry praise and award recognition. • Luke Dalinda services clients with specialized real estate solutions mixing his residential and commercial real estate expertise. ***We provide expert solutions that achieve your goals and get the deal done! Call or send an email now for the ultimate residential and condominium services, [ddalinda@DalindaTeam.com](mailto:ddalinda@DalindaTeam.com) or [ldalinda@DalindaTeam.com](mailto:ldalinda@DalindaTeam.com). Tel: 416 236 1871.*** • This is not intended to solicit buyers or sellers that are currently under contract with a broker.